

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 39				
% of Funds Committed	90.99 %	92.81 %	28	96.45 %	12	11	
% of Funds Disbursed	77.81 %	85.92 %	34	87.93 %	13	9	
Leveraging Ratio for Rental Activities	0	4.62	24	4.73	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	49.44 %	72.97 %	33	83.38 %	6	5	
% of Completed CHDO Disbursements to All CHDO Reservations***	47.66 %	57.93 %	31	70.15 %	17	15	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.50 %	76.04 %	17	80.67 %	55	61	
% of 0-30% AMI Renters to All Renters***	37.50 %	40.75 %	24	45.30 %	35	34	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.00 %	1	95.32 %	100	100	
Overall Ranking:			In State:	33 / 39	Nationally:	12 9	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,313	\$15,043		\$26,635	16 Units	4.10 %	
Homebuyer Unit	\$8,905	\$9,940		\$14,938	183 Units	46.70 %	
Homeowner-Rehab Unit	\$29,679	\$31,054		\$20,675	176 Units	44.90 %	
TBRA Unit	\$3,647	\$3,654		\$3,216	17 Units	4.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Galveston TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$13,313	\$23,652	\$26,723
State:*	\$56,096	\$60,727	\$33,715
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.84

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	25.0	26.4	18.3	100.0	Single/Non-Elderly:	18.8	28.0	10.3	0.0
Black/African American:	68.8	23.6	60.6	0.0	Elderly:	6.3	0.5	68.6	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	75.0	29.1	7.4	100.0
American Indian/Alaska Native:	0.0	1.1	0.0	0.0	Related/Two Parent:	0.0	35.2	8.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	6.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	6.3	48.4	21.1	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	0.0	21.4	61.7	0.0	Section 8:	31.3	0.0 [#]		
2 Persons:	56.3	21.4	19.4	100.0	HOME TBRA:	0.0			
3 Persons:	25.0	22.5	9.1	0.0	Other:	12.5			
4 Persons:	18.8	18.1	2.9	0.0	No Assistance:	56.3			
5 Persons:	0.0	12.1	4.0	0.0					
6 Persons:	0.0	3.3	2.9	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				0

* The State average includes all local and the State PJs within that state

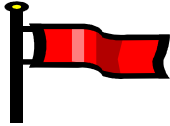
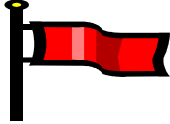
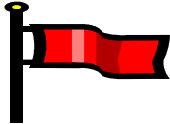
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Galveston State: TX Group Rank: 12
 (Percentile)
 State Rank: 33 / 39 PJs Overall Rank: 9
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	49.44	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	47.66	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.5	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	3.95	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

